

SECTION 2  
**NON-RESIDENTIAL DISTRICTS**

4.01 **R - RETAIL**

4.02 **GENERAL PURPOSE AND DESCRIPTION:**

The R, Retail District is established to provide locations for various types of general retail trade, business and service uses for services to one or more neighborhoods. The shopping areas developed within an "R" District should utilize established landscape and buffering requirements and be limited to two stories in height. The "R" District and shopping areas should be located generally at the intersection of major thoroughfares and convenient to their residential trade area, with signage compatible with surrounding land use. In the "R" District, open storage as defined in Article II, Section 4 shall be prohibited.

4.03 **PERMITTED USES:**

Uses permitted in the R District are outlined in Article II, Section 3.

4.04 **AREA REGULATIONS:**

A. **Size of Yards:**

1. **Minimum Front Yard** - Thirty feet (30')

		Adjacent to Districts RE Through PH	Adjacent to All Other Districts	Adjacent to Dedicated Street
2. <b>Minimum Side Yard for:</b>	1 story structure	Twenty-five feet (25')	Twenty feet (20')	Twenty-five feet (25')
	2 story structure	Sixty feet (60')	Twenty feet (20')	Twenty-five feet (25')

3. <b>Minimum Rear Yard for:</b>	1 story structure	Thirty feet (30')	Thirty feet (30')	Twenty feet (20')
	2 story structure	Sixty feet (60')	Twenty feet (20')	Twenty-five feet (25')

B. **Size of Lot:**

1. **Minimum Lot Area** - Ten thousand (10,000) square feet
2. **Minimum Lot Width** - Sixty feet (60')
3. **Minimum Lot Depth** - One hundred forty feet (140')

- C. **Maximum Height** - Two (2) stories no greater than forty (40) feet
- D. **Maximum Lot Coverage:** Forty percent (40%)
- E. **Floor Area Ratio** - 0.4:1 (See Article VI, Appendix 1, Illustration #1)

4.05 **OTHER REGULATIONS:**

- A. As required by:
  - 1. Off-Street Parking Requirements, Article IV, Section 4
  - 2. Special and Additional Supplementary Regulations, Article IV, Section 9
  - 3. Accessory Building and Use Regulations, Article IV, Section 7
  - 4. Site Plan Approval, Article IV, Section 1
  - 5. Landscape Requirements, Article IV, Section 2
  - 6. Screening Fence and Wall Standards, Article IV, Section 5
  - 7. Lighting and Glare Standards, Article IV, Section 6
- B. Open storage is prohibited.